

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL I-5B IN THE
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the City of Boston acting through its Public Facilities Commission, upon the recommendation of the Director of Public Facilities, has determined that Parcel I-5B located in the City of Boston, hereinafter called "The Property", constitutes a suitable site for a new public elementary school for the City of Boston, and the Commission desires to have the City acquire such site, and to redevelop such land for such purposes; and

WHEREAS, on August 8, 1963, the Authority adopted a resolution approving a unit price of \$.11 per square foot as being not less than the fair value of the land for use in accordance with the Urban Renewal Plan for the area; and

WHEREAS, Final Plans and Specifications have been approved by the Authority on March 16, 1967;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the City of Boston be and hereby is designated as developer for Disposition Parcel I-5B, subject to:

- a. publication of all public disclosure and issuance of all approvals as required by the Housing Act of 1949, as amended.
- b. Concurrence in the proposed minimum disposition price of \$16,191.78 and in the proposed disposal transaction by the HHFA.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that the City of Boston possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and City of Boston, acting by and through its Public Facilities Commission, as Buyer, providing for conveyance by the Authority of Disposition Parcel I-5B in the Washington Park Urban Renewal Area for consideration of sixteen thousand one hundred ninety one dollars and seventy-eight cents (\$16,191.78), and the Buyer's Agreement to develop the Property by constructing thereon, a public elementary school, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interest of the Authority; that the Development Administrator is further authorized to execute and deliver a deed conveying said property pursuant to such Disposition Agreement, and that the execution and delivery by the Development Administrator of such Agreement and Deed, to which a Certificate of this Resolution is attached, shall be conclusive evidence that the forms, terms, and provisions, thereof, are by the Development Administrator deemed proper and in the best interest of the Authority.

5. That the Secretary is hereby authorized and directed to republish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

May 4, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Designation of Redeveloper
Disposition Parcel I-5b
Washington Park Urban Renewal Area

Summary: This memorandum designates the City of Boston, acting by and through the Public Facilities Commission, as Redeveloper of Disposition Parcel I-5b, and authorizes conveyance of the property.

Since the impasse which delayed construction of the Humboldt Avenue School has now been removed, the Public Facilities Commission is now prepared to solicit bids for construction and take title to the land. Final plans and working drawings were approved on March 16, 1967. An approved unit disposition price of \$.11 per square foot was received on January 31, 1964.

It is proposed to subdivide Parcel I-5, selling the northerly 147,198 square foot portion (designated Parcel I-5b) to the City of Boston for school purposes, and subsequently selling the balance of the site (designated I-5a) to the City for recreational purposes. This is being done at the request of the Public Facilities Commission to effect certain economies and simplify administration.

Under the terms of the proposed Land Disposition Agreement, construction must start within 90 days after transfer of title. The new Humboldt Avenue School will accommodate approximately 740 pupils from pre-kindergarten through Grade 5. It will be a Laboratory School for the Boston University Teacher-Intern program.

It is recommended that the City of Boston acting by and through the Public Facilities Commission be formally designated as Redeveloper of this site, and that the Development Administrator be authorized to execute a Land Disposition Agreement and subsequently a deed.

An appropriate Resolution is attached.

Attachment

